

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 13, 2004 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 05015, Hartland's Garden Valley CUP.

PROPOSAL: To obtain a special permit for a community unit plan for 326 dwelling units, all of which are proposed as single family.

LOCATION: Generally located west of N. 14th Street and north of Fletcher Avenue.

WAIVER REQUEST:

Preliminary plat process
To exceed block lengths
To reduce average lot width
To reduce lot area
To allow double frontage lots (other than those abutting a major street)
To eliminate pedestrian easements
To allow sanitary sewer to flow opposite street grades

LAND AREA: Approximately 90 acres, more or less.

CONCLUSION:

RECOMMENDATION:	Conditional Approval
Waivers:	
Preliminary plat process	Approval
To exceed block lengths (blocks 4, 5)	Denial
To exceed block lengths (blocks 2, 7)	Approval
To reduce average lot width	Approval
To reduce lot area	Approval
To allow double frontage lots	Approval
To eliminate pedestrian easements (Block 15)	Denial
To eliminate pedestrian easements (Block 7)	Approval
To allow sanitary sewer to flow opposite street grades	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: AG, Agricultural

EXISTING LAND USE: Undeveloped, acreage.

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped	AG
South:	Undeveloped/acreage	AG
East:	Residential/undeveloped	AG
West:	Acreage	AG

ASSOCIATED APPLICATIONS: Annexation#05006, Change of Zone #05024, Street and Alley Vacation #05002

COMPREHENSIVE PLAN SPECIFICATIONS:

F-25 This area is shown as Urban Residential in the Comprehensive Plan.

F-29 Most of the area is shown in Tier 1, however it appears a small northwest portion is in Tier 2.

F-31 The extreme eastern portion is shown in Priority A, the remainder of the area shown in Tier 1 is indicated as Priority B. Tier 2 does not delineate priority areas.

F-65 Guiding Principals of Residential - Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.

F-66 The guiding principles for new neighborhoods are a combination of principles found in this section in addition to the principles for all other sections within the plan, such as Business and Commerce and Mobility and Transportation. A neighborhood is more than housing – great neighborhoods combine all the elements of parks, education, commercial areas, the environment and housing together in one place.

F-67 Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area;

Similar housing types face each other: single family faces single family, change to different use at rear of lot

Parks and open space within walking distance of all residences;

Multi-family and elderly housing nearest to commercial area;

Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;

Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites).

HISTORY: This area was zoned AA, Rural and Public Use until it was updated to AG, Agricultural during the 1979 zoning update.

UTILITIES: The Public Works and Utilities Department indicated that there is currently no project identified in the 2004-2010 Capital Improvement Program showing the extension of the trunk sewer into this area. An agreement must address the phasing and financial responsibility of the extensions required to serve this plat.

Water is available to the area. The extension of mains into and along this site is required.

There is an existing 70' easement for overhead electrical powerlines.

TOPOGRAPHY: There is an existing drainage swale which is identified as a flood corridor. The site plan indicates this area in the required flood corridor easement.

TRAFFIC ANALYSIS: Humphrey and Pennsylvania Avenues are shown to be improved to 2 lanes plus a center turn lane. The Comprehensive Plan indicates Humphrey Avenue to have 120' of right of way. The Public Works and Utilities Department worked with the developer to design road improvements and right of way widths to facilitate the flow of traffic coming from and going to the east and west of this property. The City agreed to a boulevard concept on both Humphrey and Pennsylvania Avenues each with 84' of right of way. The site plan reflects this agreement.

The Comprehensive Plan indicates a trail to be located along Humphrey Avenue. Planning and Parks Department staff met and discussed the best location for the trail. Staff determined that either the north side of Humphrey Avenue or Alvo Road would be the best location. The north portion of Humphrey Avenue is not presently part of this project.

ANALYSIS:

1. This is a request for a single family residential subdivision with 326 dwelling units. The developer requests waivers to reduce average lot width, reduce lot area, allow double frontage lots, exceed maximum block lengths, eliminate pedestrian easements, allow sanitary sewer to flow opposite street grades and coordinate the preliminary plat process with the special permit.
2. The site plan indicates a variety of lot sizes, which should accommodate a variety of housing types.
3. There are associated applications which must be first approved by City Council. The developer requests annexation, change of zoning from AG to R-3 and a street vacation for the existing N. 11th Street right of way.

4. The reduction of average lot width and lot area are typical for a community unit plan. Planning staff recommends approval to these waivers. Double frontage lots are shown along Humphrey Avenue. Although Humphrey Avenue is not shown as an arterial road in the Comprehensive Plan, 120' right of way width was shown and text indicated that it could be a potential future arterial. The Public Works and Utilities Department preferred that only a limited number of lots take direct access to Humphrey Avenue, therefore, staff recommends approval to this waiver.
5. Block lengths must be shorter than 1,320' per the Land Subdivision Ordinance. The site plan indicates five blocks that exceed this maximum. Block 7 has justification to grant the waiver. Block 7 abuts a minimum flood corridor easement. Section 26.23.130 of the Land Subdivision Ordinance indicates "Block lengths shall not exceed 1,320 feet between cross-streets except where a major street, other man-made barrier, lake, or other natural barrier forms one boundary of a block." and staff believes the situation in Block 7 meets this standard. Planning staff believes a revised site plan can eliminate the need for block length waivers in Blocks 4 and 15. Pedestrian easements should be provided in blocks that exceed 1,000 feet. The Comprehensive Plan clearly indicates the need for pedestrian mobility. By moving Bobby Lane south, or providing an additional street connection, the need for the pedestrian easement in Block 15 would be eliminated. The proposed street projection beyond the preliminary plat could constrain the subdivision of the adjacent land. Planning staff met with Brian Carstens and believe a proposed street revision is acceptable to him. We anticipate the submittal of the revised street pattern before the Planning Commission hearing.
6. The Public Works and Utilities Department had several comments which are indicated in their attached memo. The Public Works and Utilities Department indicated they support the sanitary sewer waiver request, provided that the sewer does not exceed the maximum depth requirement.
7. The Emergency Communications 911 Center indicated several street name issues as indicated in their attached memo.
8. The Lincoln Electric System indicated the need for utility easements and notes on the site plan as indicated in their attached memo.
9. The Lincoln Lancaster County Health Department indicated four advisory comments in their attached memo.
10. The Parks Department indicated several issues in their attached memo.
11. The existing street pattern as proposed creates issues relative to block lengths, pedestrian easements, street names and addressing. Planning staff met with Brian

Carstens to discuss these issues. For example, N. 11th Street as proposed has a T-intersection with itself and slightly shifting certain roads alleviates the need for some of the waiver requests.

CONDITIONS:

Site Specific:

1. This approval permits 326 dwelling units with waivers to reduce average lot width, reduce lot area, allow double frontage lots, allow Block 7 to exceed maximum length, eliminate the pedestrian easement in Block 7, allow sanitary sewer to flow opposite street grades and coordinate the preliminary plat process with the special permit.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Pursuant to the proposed annexation agreement: (1) impact fees will be collected from development based on the number of lots and the type of development in the final plat; and (2) due to a court challenge to the collection of impact fees, the City is requiring security to guarantee the necessary contribution to cover part of the cost of providing infrastructure (such as water, sanitary sewer, arterial streets, parks and trails) necessitated by development of the lots within this development. If the impact fees are upheld, the security will be returned. However, if for whatever reason the impact fees are not collected, the developer will pay this pre-determined amount or the City will use the security to pay for part of the cost of these improvements needed to serve the development.

Before the approval of a final plat, the public streets, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

Permittee agrees:

to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of sidewalks along both sides of the streets and along Humphrey, Fletcher, N. 14th and N. 7th Streets as shown on the final plat within four (4) years following the approval of the final plat.

to construct the sidewalk in the pedestrian way easements in Lots 7 and 30, Block 2 at the same time as Garden Valley Road is paved and to agree that no building permit shall be issued for construction on Lots 7-8, 29-30, Block 2 until such time as the sidewalk in the pedestrian way easement is constructed.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights along all streets within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along all streets within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to complete the public and private improvements shown on the Community Unit Plan.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to perpetually maintain the sidewalks in the pedestrian way easements on Lots 7 and 30, Block 2 at their own cost and expense.

to protect the trees that are indicated to remain during construction and development.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to submit to the lot buyers and home builders a copy of the soil analysis.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to relinquish the right of direct vehicular access from 47-51, Block 7 and Outlot C to N. 14th Street and Lots 1-12, Block 1 from Humphrey Avenue.

General:

2. Before receiving building permits:

2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

2.1.1 A permanent final plan with 7 copies as revised as follows:

2.1.1.1 Revise street pattern to comply with block length (except Block 7) and street projections to comply with the Subdivision Ordinance.

2.1.1.2 Revise the site plan to the satisfaction of the Public Works and Utilities Department.

2.1.1.3 Revise street names to not approximate nor duplicate existing street names.

2.1.1.4 Revise the plan to the satisfaction of the Parks Department.

2.1.1.5 Provide utility easements as requested by LES.

2.1.2 The associated Annexation #05006, Street and Alley Vacation #05002 and Change of Zone #05024 must be approved by City Council.

2.2 Ornamental street lights for private roadways and pedestrian way easements are approved by L.E.S.

2.3 The construction plans comply with the approved plans.

2.4 Final plats are approved by the City.

- 2.5 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:
- 3.1 Before occupying this community unit plan all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: March 31, 2005

APPLICANT: Hartland Homes, Inc.

<u>OWNER:</u>	Hartland Homes, Inc. PO Box 22787 Lincoln, NE 68542 (402)477-6668	John and Linda Hershberger 1000 Fletcher Avenue Lincoln, NE 68521 (402)477-7142
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CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402)434-2424

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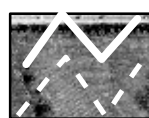
2002 aerial

Special Permit #05015 **Harland's Garden Valley CUP** **N. 14th & Humpfrey Ave.**

Zoning:

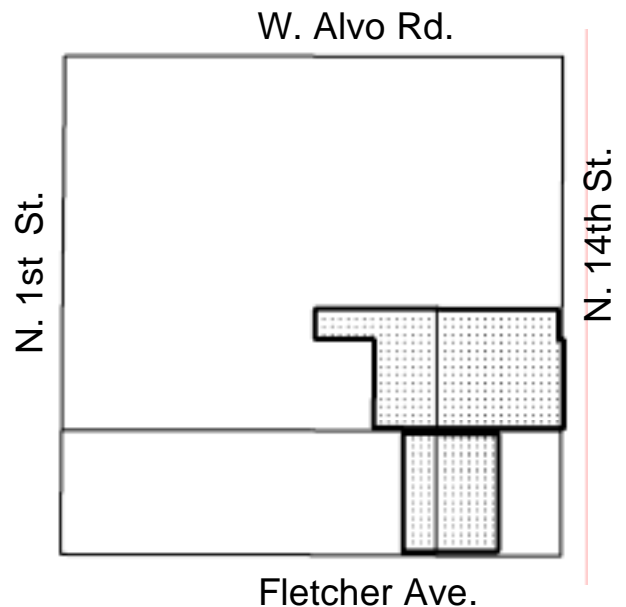
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

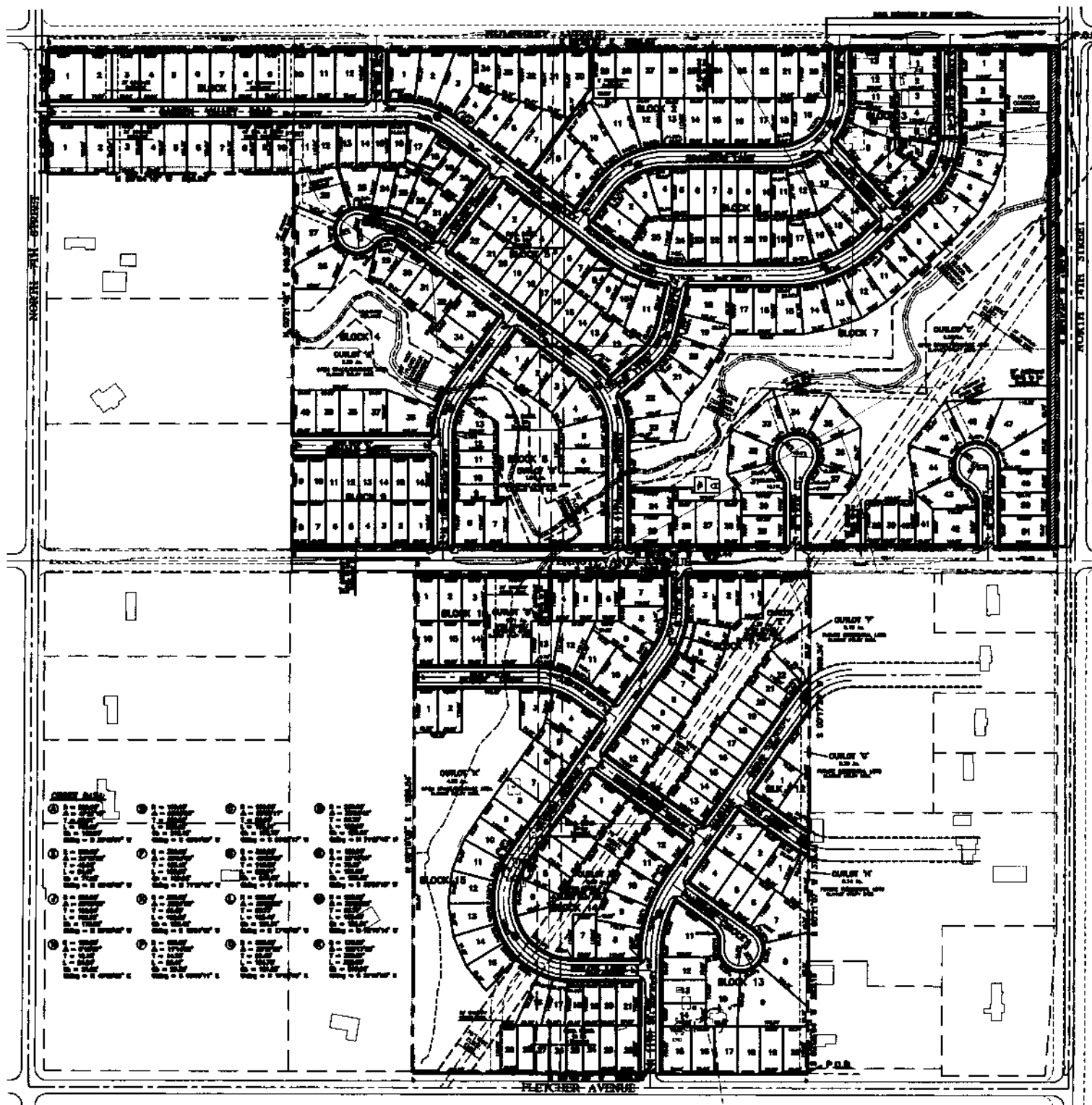
One Square Mile
 Sec. 35 T11N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction





HARTLAND'S GARDEN VALLEY

COMMUNITY UNIT PLAN/ SPECIAL PERMIT

LEGAL DESCRIPTION:

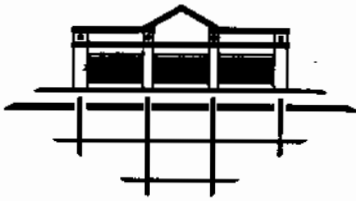
Lots 1 through 4, Block 1, Lots 1 and 4, Block 2 and the North Half of Lot 2, Block 2, and That part of North 11th Street which lies between Blocks 1 and 2, Garden Valley, Located in the Southeast Quarter of Section 35, Township 11 North, Range 6 East of the 6th. P.M., Lincoln, Lancaster County Nebraska, and more particularly described as follows:

Beginning at the Northeast corner of said Block 1; thence along the East line of said Block, said line also being the West Right-of-Way line of North 14th Street S 00°12'41" W a distance of 1267.75' to the Southeast corner of said Block 1; thence along the North Right-of-Way line of Southwick Avenue, now known as Pennsylvania Avenue, N 89°51'18" W a distance of 1946.44' to the Southwest corner of said Lot 4, Block 2; thence along the West line of said Lots 4 and 1, N 00°21'42" E a distance of 949.20' to a point on the West line of said Lot 1; thence N 89°54'10" W a distance of 626.06' to a point on the East line of said Lot 2; thence along said line, said line also being the East Right-of-Way line of North 7th Street N 00°25'29" E a distance of 316.23' to the Northwest corner of said Lot 2, Block 2; thence along the North line of said Blocks 2 and 1, said line also being the South Right-of-Way line of Humphrey Avenue S 89°55'07" E a distance of 2568.83'; to the point of beginning, having an area of 2661359.87 square feet or 61.096 acres, more or less.

and

Lot 2 and Lot 3 except the South 7.00 feet, Block 4, and the East Half of Lots 1 and 4 except the South 7.00 feet, Block 3, and That part of North 11th Street which lies between Blocks 3 and 4, Garden Valley, Located in the Southeast Quarter of Section 35, Township 11 North, Range 6 East of the 6th. P.M., Lincoln, Lancaster County Nebraska, and more particularly described as follows:

Beginning at the intersection of the East line of said Lot 3, Block 4 and the North Right-of-Way line of Fletcher Avenue; thence along the North Right-of-Way line of Fletcher Avenue N 89°46'39" W a distance of 1004.56' to a point on the North Right-of-Way line of Fletcher Avenue; thence N 00°18'05" E a distance of 1255.54' to a point on the North line of said Lot 1, Block 3; thence along the North line of said Blocks 3 and 4, said line also being the South Right-of-Way line of Southwick Avenue S 89°51'18" E a distance of 1003.83' to the Northeast corner of said Lot 2, Block 4; thence along the East line of said Lots 2 and 3, Block 4 for the next three calls S 00°17'39" W a distance of 599.34'; thence S 00°21'07" W a distance of 374.41'; thence S 00°06'04" W a distance of 283.15' to the point of beginning, having an area of 1261076.4 square feet or 28.95 acres, more or less.



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 15, 2005

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: HARTLAND'S GARDEN VALLEY – NORTH 14TH AND HUMPHREY AVE.
ANNEXATION- CHANGE OF ZONE- SPECIAL PERMIT (C.U.P.)-
AND ASSOCIATED STREET AND ALLEY VACATIONS

Dear Marvin,

On behalf of Hartland Homes, Inc, we are pleased to finally submit the above mentioned applications for your review. As you are aware, we have been working with City Staff for several months to address various issues regarding this project. It appears we have all come to the same understanding and therefore, we submit this application.

Hartland's Garden Valley is located on the West side of North 14th Street from Fletcher Avenue to Humphrey Avenue. The site contains 90.05 acres and it currently zoned 'AG'. The site is bisected by a small drainage area with delineated wetlands. We will be crossing these wetlands in only 4 locations. There is also a high transmission power line running through the southeastern portion of the site.

We are proposing a change of zone from 'AG' to 'R-3' with a C.U.P. for 326 single family residential lots, ranging in size from approximately 41' x 110' to 99' x 125'. This will allow for a varied mixture of different home sizes to be built within the neighborhood. All streets, water and sewer will be 'public' infrastructure.

We are proposing the 'Boulevard Concept' for the future 'collector' streets of Humphrey Avenue and Pennsylvania Avenue. This will allow for on street parking in front of the homes, as well as permitting one thru lane of traffic. Left turning lanes will be installed in the medians at all intersections.

We are also requesting annexation of the Hartland's Garden Valley project at this time.

We will also be requesting a street and alley vacation for the existing North 11th Street from Fletcher Avenue to Humphrey Avenue.

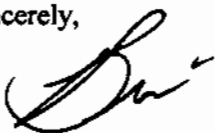
We are requesting the following waivers to the subdivision ordinance;

1. Waiver of the preliminary plat process, as the Special Permit/ C.U.P. plans show the same information.
2. Waiver of Block Length in Blocks 2, 4, 7 & 15, as these waivers minimize the crossing of the wetland/ creek areas.
3. Average lot width, from 50 feet to 41 feet, to promote a mix of housing types.
4. Lot area from 6,000 square feet to 4,500 square feet, to promote a mix of housing types. There is also a large amount of open space within this C.U.P., due to drainage areas and the overhead power line.
5. Double frontage lots in Blocks 1 and 2. This will allow for fewer driveways to access the collector streets.
6. Pedestrian easements in Blocks 7 and 15. These blocks back up to existing drainage ways.
7. Sanitary sewer running opposite of street grade in Garden Valley Road and North 10th Street. This waiver is required to accommodate pavement and storm sewer flow to the existing drainage ways.

We are excited about this new project and look forward to working with City Staff as this project moves forward.

Please feel free to contact me if you have any further questions.

Sincerely,



Brian D. Carstens

cc. Duane Hartman- Hartland Homes
Peter Katt
Lyle Loth- ESP

Enclosures: Application for a Special Permit, Change of Zone, Street & Alley Vacation
Application Fees of \$3,245.00
24 copies of Sheet 1 of 11
8 copies of Sheets 2 thru 11 of 11
Certificate of Ownership
8-1/2" x 11" reductions of the plans
2 copies of Culvert Calculations
2 copies of Stormwater Detention Calculations

Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities Dennis Bartels Public Works and Utilities
Subject:	Hartlands Garden Valley Special Permit #05015
Date:	3/31/05
cc:	Randy Hoskins, Public Works and Utilities

Engineering Services has reviewed the submitted plans for the Hartlands Garden Valley Special Permit, located west of North 14th street between Fletcher and Humphrey Avenue, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) The west portion of this plat is located in Tier I Priority B according to the Comp Plan. There is currently no project identified in the 2004-2010 CIP showing the extension of the trunk sewer into this area. An agreement will need to be created addressing the phasing and financial responsibility of the extensions required to serve this plat.

(1.2) Supporting calculations need to be provided to the satisfaction of Public Works for the trunk sewer sizing shown.

(1.3) Public Works approves the requested waiver of design standards to construct sewer opposite street grade provided that the maximum depths are not exceeded.

Water Main - The following comments need to be addressed.

(2.1) The proposed 30" main in Fletcher needs to be shown on the plans.

(2.2) A second connection, other than the 12" connection proposed at 14th and Humphrey will need to be made prior to the approval of any final plat outside of what is shown as Phase I.

(2.3) Proposed water main in 14th needs to be revised to show a 24" main.

Grading/Drainage - The following comments need to be addressed.

(3.1) The grading and drainage plan is unsatisfactory. The minimum flood corridor does not appear to be calculated correctly and is not centered on the channel centerline. Revisions based on these issues may require a change in the street and lot layout.

(3.2) There appears to be discrepancies between the culvert calculation flows and the detention calculation flows. Clarification and/or revisions will need to be provided to the satisfaction of Public Works.

(3.3) The grading corresponding to the future arterial section for 14th Street needs to be shown adjacent to this plat. Also, the lot grading for lots adjacent to 14th Street needs to be revised to reflect the future 14th Street grades.

(3.4) Minimum openings need to be shown for Lots 31 and 32 in Block 7.

(3.5) Wetlands to be preserved and wetlands that are being impacted need to be more clearly delineated and labeled.

Streets/Paving - The following comments need to be addressed.

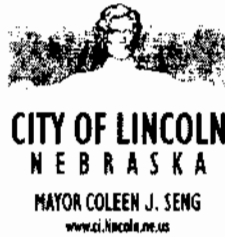
(4.1) There are numerous intersections that violate the platform length required by design standards. Revisions need to be made to the street profiles in accordance with design standards or a waiver of design standards needs to be requested and justified.

(4.2) Typical cross-section details for Humphrey and Pennsylvania Avenue need to be shown on the plans to the satisfaction of Public Works.

(4.3) Lots that front to Fletcher Avenue will not be final plated until Fletcher is improved to urban standards. Also, the street profile and grading for the future curb and gutter section in Fletcher needs to be shown on this plat.

(4.4) Public Works approves the requested block length waiver for Block 7 given the location of the flood corridor easement. However, it appears that a street the street pattern can be revised to eliminate the need for the waivers in Blocks 2, 4, and 15 without affecting flood corridors.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

Memorandum

Date: 4/1/2005

To: *Becky Horner*

From: *Devin Biesecker*

Subject: *Hartland's Garden Valley*

cc: *Ben Higgins, Chad Blahak*

Below are Watershed Management's comments for Hartland's Garden Valley C.U.P.

1. The stormwater detention calculations are unsatisfactory. Additional information will be needed for time of concentration calculations and post development flow rates.
2. The grading and drainage plan is unsatisfactory. The minimum flood corridor is not centered on the channel as required by City of Lincoln design standards. Also additional information will be needed on the procedure used to calculate minimum corridor widths.
3. City of Lincoln records do shown wetlands on this site. The wetlands and any wetland impacts should be shown on the grading and drainage plan.



Dennis L Roth

03/21/2005 07:31 AM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: re: Hartlands Garden Valley

PROJ NAME: Hartlands Garden Valley
PROJ NMBR: SP05015, CZ05024, AN05006
PROJ DATE: 03/16/2005
PLANNER: Becky Horner

Finding SEVERAL SIMILAR/DUPLICATE street names within our database, other than those which are obvious extensions of an existing street.

<u>PROPOSED</u>	<u>EXISTING</u>
Garden Valley Rd	Garden Val
Hungerford Dr	Haverford Dr
Ray Dr	Roy St
Lucas Dr	W Luke St and Lucy Ct
Brandon Ln	Brandon Blvd
Mikka Dr	Mickaela Ln

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

CROSS STs: N 7 St - N 14 St, Fletcher Ave-Humphrey Sr

PUBLIC STs: Baker Cir, Bobby Cir, ~~Brandon Ln, Garden Valley Rd, Hungerford Dr, Jayden Ave,~~
~~Lucas Dr, Macshae Cir & Dr, McLou Ln, Mikka Dr, Pennsylvania, Ronald Dr, Roy Dr,~~

PVT STs: none

COMMENTS:

RECOMMEND Denial at this time

message to Becky Horner

INTER-DEPARTMENT COMMUNICATION

LES

DATE: March 29, 2005
TO: Becky Horner, City Planning
FROM: Sharon Theobald (Ext. 7640)
SUBJECT: DEDICATED EASEMENTS
DN #64N-11E

MAR 30 2005

SP #05015
CZ #05024
AN #05006

Attached is the CUP/SP for Hartland's Garden Valley

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over all of the Outlots, as noted.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

Sharon Theobald

ST/nh
Attachment
c: Terry Wiebke
Easement File

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: March 28, 2005

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: Hartland's Garden Valley

EH Administration

SP #05015 CZ #05024
AN #05006

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the followings noted:

- The developer proposed to properly decommission existing water wells and abandon any existing on-site wastewater treatment systems.
- Prior to demolition or renovation of any existing commercial or residential structure an asbestos survey must be conducted and ten or more working days prior to demolition/renovation a notification of demolition must be provided to the LLCHD. These are federal Environmental Protection Agency (EPA) requirements related to asbestos removal/demolition activities. The EPA does allow for one residential building exemption with four or fewer dwelling units per owner/operator. Documentation related to this matter should be submitted to Harry LeDuc with the LLCHD at 3140 N Street, Lincoln, NE 68510. Mr. LeDuc can be contacted at 441-8034.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



Terry A Kathe

03/21/2005 09:31 AM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: Hartland's Village Garden

Bailey -

After reviewing the aboven mentioned project, this department has the following comments;

- 1) The street name of North 11th located north off of Fletcher would appear to create parcels on the south of Fletcher to have incorrect addresses. To correct this, the street name could be changed to the Mashae Drive as the rest of the street is named.
- 2) The street name of North 11th located south of Pennsylvania would create a jog in 11th Street and could easily be changed to the Jayden Avenue that the rest of the street, with very little change in the direction, without any confusion remaining.



Memo

To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: March 25, 2005

Re: Hartland's Garden Valley SP05015 & CZ05024

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. All outlot areas to be maintained by the developer and/or future homeowner's association.
2. The Comprehensive Plan indicates an East-West Trail connection between NW1st and N. 14th Street. It is our recommendation that the alignment is on Alvo Road.
3. A visible and accessible neighborhood park needs to be located at 1.6 acres on Block 8, lots 1 through 6.
4. All landscaped boulevards and medians must be maintained by the developer and/or future homeowner's association.
5. The playground should be located in conjunction with the Neighborhood Park referenced in item 3.
6. Street Trees need to be assigned by the Forestry Department. Please contact the Forestry Department at 441-7036 regarding Street Tree Assignments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

Thank you.

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF05043**

Address

Job Description: Development Review - Fire

Location: HARTLAND'S GARDEN VALLEY

Special Permit: Y 05015

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By **BECKY HORNER**

Status of Review: Approved

03/18/2005 7:24:22 AM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: approved

Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000	International Building Code and Local Amendments
2000	International Residential Code and Local Amendments
1994	Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989	Fair Housing Act As Amended Effective March 12, 1989
1979	Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992	Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999	National Electrical Code and Local Amendments
1997	Uniform Mechanical Code and Local Amendments
1994	Lincoln Gas Code
2000	NFPA 101 Life Safety Code
2000	Local Amendments International Firecode
	Applicable NFPA National Fire Code Standards



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LINC
OLN.NE.US>

03/22/2005 10:22 AM

To: R Homer <RHomer@ci.lincoln.ne.us>
cc:
Subject: Hartland's Garden Valley

Ms. Horner,

The Lincoln Police Department does not object to the Hartland's Garden Valley SP# 05015.

Sergeant Michael Woolman
Lincoln Police Department

message to Becky Horner

Richard J Furasek
03/22/2005 03:38 PM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: Hartland's Garden Valley

I only received a site plan for this area and need a utility plan to check for water hydrants.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

message to Becky Horner